



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
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Fifth District

March 05, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

33 March 5, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:
STONEVIEW NATURE CENTER PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
ADOPT YOUTH EMPLOYMENT PLAN
ADOPT RESOLUTION
SPECS. 7232; CAPITAL PROJECT NO. 70007
(SECOND DISTRICT)
(4 VOTES)**

SUBJECT

Approval of the recommended actions will establish the Stoneview Nature Center Project, Capital Project No. 70007; approve an appropriation adjustment to appropriate funds available to the Baldwin Hills Regional Conservation Authority and allocated to the County of Los Angeles for the Stoneview Nature Center Project; authorize the Director of Public Works, or her designee, to proceed with preparation of design-build scoping documents and environmental documentation in compliance with standard County contracting requirements for the Stoneview Nature Center Project; adopt the Youth Employment Plan as required by the Los Angeles County Regional Park and Open Space District; and approve the Resolution to apply for Proposition 40 grant funds in the amount of \$5,000,000 with the Baldwin Hills Conservancy; and direct the Director of Parks and Recreation, or his designee, to prepare, execute, and submit all documents that are required to accept the grant funds.

IT IS RECOMMENDED THAT THE BOARD:

1. Establish the Stoneview Nature Center Project, Capital Project No. 70007, with a total Project budget of \$10,250,000.
2. Approve an appropriation adjustment in the amount of \$5,250,000 to appropriate Safe Neighborhood Parks Proposition, also known as Proposition A of 1992 and 1996, funds available to the Baldwin Hills Regional Conservation Authority and allocated to the County of Los Angeles for the proposed Stoneview Nature Center Project, Capital Project No. 70007.
3. Authorize the Director of Parks and Recreation, or his designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests, and deed restrictions, which may be necessary for the completion of the aforementioned project.
4. Authorize the Director of Public Works, or her designee, to proceed with the preparation of design-build scoping documents and to use a previously Board awarded as-needed contract with UltraSystems Environment, Inc., for the preparation of environmental documentation for a \$55,000 not-to-exceed fee for the proposed Project.
5. Adopt the Youth Employment Plan as required by the Los Angeles County Regional Park and Open Space District.
6. Adopt the Resolution to apply for Proposition 40 grant funds in the amount of \$5,000,000 with the Baldwin Hills Conservancy and direct the Director of Parks and Recreation, or his designee, to prepare, execute, and submit all documents that are required to accept the grant funds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will establish the proposed Stoneview Nature Center Project (Project), Capital Project No. 70007, with the total Project budget of \$10,250,000; make \$5,250,000 in Proposition A funding available in the Stoneview Project, Capital Project No. 70007, and authorize the Department of Public Works (Public Works) to proceed with the preparation of the scoping documents and the appropriate environmental documentation under the California Environmental Quality Act (CEQA) for the proposed Project.

The five-acre Project site is located at 5950 Stoneview Drive in Culver City, adjacent to the Kenneth Hahn State Recreation Area. The Project site was formerly operated as an elementary school, and was acquired by the Baldwin Hills Regional Conservation Authority (BHRCA) in 2011. BHRCA engaged Public Works to perform due diligence work, including seismic trenching across the Alquist-Priolo Special Studies Zone Boundaries, hazardous materials testing, geotechnical borings and report, and an American Land Title Association (ALTA) Survey. The seismic trenching found indications of seismic faults. Due to building code requirements associated with seismic faults, the only area suited for a building is on the northeastern portion of the site. This area contains uncertified fill materials of approximately 23 feet in depth. The geotechnical report prepared for this study indicates this area of the site is potentially buildable if uncertified materials are removed and replaced with certified materials, or if mat foundations on piles extending into bedrock are used. The proposed budget is based on a mat foundation on piles subject to review and approval by jurisdictional agencies. Additional studies will be performed to ensure buildability per current code requirements prior to finalization of building plans.

The proposed Project will consist of the demolition of all existing structures on the Project site, make-

ready work, and the construction of a new 4,000 square-foot interpretive nature center. It is anticipated that the property title will be transferred from BHRCA to the County of Los Angeles (County), as sole owner, and the Department of Parks and Recreation (Parks and Recreation) will operate and maintain the interpretive nature center.

The demolition and make-ready package will include the demolition of the existing one-story buildings, concrete and asphalt paving, site amenities such as fences and gates, and existing utilities. It will also include the re-abandonment of the Dabney Lloyd No. 3 oil-well located under an existing building to comply with the requirements of the Division of Oil, Gas, and Geothermal Resources, and grading of the site.

The proposed new interpretive center will include a 4,000 square-foot community building with a multi-purpose room, staff office, interior accessible restrooms, and exterior accessible restrooms; an open terrace, yoga deck, and landscape elements such as a botanical garden, passive meadow, demonstration/community garden, native garden, nature grove, an observation area, and surface parking.

The proposed Project will be completed using the design-build project delivery method. Public Works' Architectural Engineering Division will prepare the scoping documents and provide support services. Environmental documentation will be prepared by UltraSystems Environment, Inc., through an as-needed consultant services agreement previously approved by the Board. The demolition of the existing facilities and the make ready work will be accomplished using Board-approved Job Order Contracts (JOC).

Prior to implementation of any activities that would be considered a project under CEQA, we will return to the Board to recommend that the County accept the property on which the proposed park and interpretive nature center will be developed; and to accept \$5,000,000 in additional grant funds from the Baldwin Hills Conservancy (BHC) to fund the balance of the proposed Project budget (Attachment D). In addition, upon completion of the appropriate CEQA document, we will return to the Board to consider the final CEQA documentation; recommend approval of the Project and authorization for Public Works to implement the make-ready work through a Board-approved JOC; and following issuance of a design build Request for Proposals and evaluation of proposals in response thereto, recommend award of a design-build contract to the Responsive and Responsible Bidder having submitted the most advantageous and best value proposal.

Approval of the Youth Employment Plan (Attachment B) is required in order to comply with the requirements of the Los Angeles County Regional Park and Open Space District's Youth Employment Policy. Youth will be employed to help perform landscape planting.

Green Building/Sustainable Design Program

The Project will support the Board's Green Building/Sustainable Design Program by incorporating into the project design and construction Leadership in Energy and Environmental Design compliant features, where it is financially feasible or can be accommodated within budgets constraints.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. The proposed Project is an investment in public infrastructure and will enhance recreational opportunities.

FISCAL IMPACT/FINANCING

The total Project cost estimate of \$10,250,000 includes plans and specifications, plan check, demolition, construction, equipment, consultant services, civic art fee, miscellaneous expenditures, and County services.

Approval of the attached appropriation adjustment for the Project, Capital Project No. 70007, in the amount of \$5,250,000 offset with revenue from Proposition A, will provide sufficient appropriation in the Fiscal Year 2012-13 Capital Projects/Refurbishments Budget to fund the initial environmental study to determine the appropriate CEQA documentation and other pre construction activities. The proposed Project Schedule and Budget Summary are included in Attachment A.

The balance of Project funding in the amount of \$5,000,000 will be provided through a Proposition 40 grant funds from the BHC with a funding deadline of June 2016.

Operating Budget Impact

Based on the Project description, Parks and Recreation anticipates one-time and ongoing operating costs. One-time funds of approximately \$65,000 are needed for maintenance (tools and vehicle) and ongoing funds of \$191,000 are needed for park supervision and various maintenance/housekeeping supplies. Parks and Recreation will work with the Chief Executive Office to confirm the appropriate level of funding and request the one-time and ongoing funds in Parks and Recreation's FY 2015-16 New Facilities request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On November 28, 2012, BHRCA by Resolution No. 12-07, authorized its executive officer to engage Public Works at a not-to-exceed cost of \$5,250,000 to perform pre-bid activities, construction management, and construction activities associated with the Project. Said Resolution is included as Attachment C.

As required by the Board, the Project budget allocates 1 percent of design and construction funds to the Civic Art Fund per the Board's Civic Art Policy, adopted on December 7, 2004, and revised on December 15, 2009.

On June 26, 1997, the Board, acting as the governing body of the District, adopted a Youth Employment Policy for projects funded by Proposition A. The District's Youth Employment Policy requires that the governing body of the grantee adopts a Youth Employment Plan for each Proposition A funded project at a duly noticed public meeting. The Youth Employment Plan is included as Attachment B.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not a project pursuant to CEQA because they are activities that are excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions are administrative activities of government, which will not result in direct or indirect

physical changes to the environment. The appropriate environmental documentation will be provided for the Board's consideration when we return to the Board to recommend any activities that may constitute a project under CEQA.

CONTRACTING PROCESS

An as-needed consultant services agreement with UltraSystems Environment, Inc., Agreement PW 13447, approved by the Board on February 1, 2011, will be used to prepare the environmental documentation for this Project. The as needed consultant services agreement was acquired through a qualifications-based process through Public Works' Architectural Engineering Division.

A standard contract, in the form previously approved by County Counsel, was used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees were included in the contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; and to the Department of Public Works, Project Management Division II.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:LL:zu

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Parks and Recreation
Public Works

**DEPARTMENT OF PUBLIC WORKS:
STONEVIEW NATURE CENTER PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET
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SPECS. 7232; CAPITAL PROJECT NO. 70007
(SECOND DISTRICT) (4 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Completion Date
Environmental Documentation	06/28/13
Scoping Documents	06/28/13
Demolition – Site Preparation	10/31/13
Design-Build Award	12/31/13
Design and Construction	
Substantial Completion	06/30/15
Construction Completion	09/30/15
Acceptance	11/30/15

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Project Budget
Land Acquisition	\$ 0
Construction	
Design-Build	\$ 7,000,000
Design Completion Allowance	250,000
Change Orders	600,000
Job Order Contract	
Demolition	500,000
Oil Well Abandonment – Methane Control	250,000
Civic Arts	70,000
Youth Employment	5,000
Subtotal	\$ 8,675,000
Programming/Development	\$ 0
Plans and Specifications (Scoping Documents and make ready package)	\$ 160,000
Consultant Services	
Hazardous Materials	\$ 20,000
Geotechnical, Soils Report/Testing, and Inspection	100,000
Materials Testing	50,000
Environmental Documentation	55,000
Cost Estimating	10,000
Traffic Mitigation	50,000
Subtotal	285,000
Miscellaneous Expenditures	\$ 5,000
Jurisdictional Review/Plan Check/Permit (Building and Safety)	\$ 100,000
County Services	
Quality Control – Code Compliance Inspection	\$ 310,000
Contract Administration	120,000
Project Management	440,000
Secretarial	15,000
Document Control	30,000
Project Technical Support	50,000
Consultant Contract Recovery	45,000
Office of Affirmative Action	15,000
Subtotal	\$ 1,025,000
TOTAL	\$10,250,000

**DEPARTMENT OF PUBLIC WORKS
STONEVIEW NATURE CENTER PROJECT
SPECS. 7232; CAPITAL PROJECT NO. 70007
YOUTH EMPLOYMENT PLAN**

Background (Scope of Work)

The proposed project will consist of the demolition of all existing structures on the project site and the construction of a new 4,000-square-foot interpretive nature center.

Tasks that may be performed by At-Risk Youth

Tasks that youth can perform for this project include landscape planting.

Estimated Cost of Youth Employment

The estimated budget for youth employment for this project is approximately \$5,000.

Method of Youth Employment

To be determined.

Youth Employment Goal

The Youth Employment Goal (YEG) established for the County of Los Angeles was \$15,739,507.43. The County has exceeded this goal.

BALDWIN HILLS REGIONAL CONSERVATION AUTHORITY

November 28, 2012 - Agenda Item IX

Resolution No. 12-07

**RESOLUTION OF THE GOVERNING BOARD OF THE BALDWIN
HILLS REGIONAL CONSERVATION AUTHORITY AUTHORIZING
THE EXECUTIVE OFFICER TO ENGAGE THE LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS, AT A COST NOT TO EXCEED \$5,250,000 FOR
PRE-BID ACTIVITIES, CONSTRUCTION MANAGEMENT AND CONSTRUCTION
ACTIVITIES ASSOCIATED WITH STONEVIEW PARK PROJECT**

WHEREAS, the Baldwin Hills Regional Conservation Authority (BHRCA) was established for the purpose of providing a comprehensive program to acquire, expand, and improve open space, natural habitat and recreational opportunities within the Baldwin Hills and other natural and recreational areas within the Second Supervisorial District; and

WHEREAS, the Los Angeles County Department of Public Works (DPW) has construction and construction management expertise; and

WHEREAS, staff recommends that the Executive Officer be authorized to engage DPW to undertake California Environmental Quality Act (CEQA) assessment, pre-bid activities, construction management and construction activities associated with the Stoneview Park project in an amount not-to-exceed \$5,250,000 subject to the project being performed by DPW employees or by contractors retained by DPW in compliance with standard County contracting requirements.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of BHRCA hereby authorizes the Executive Officer to engage DPW, to undertake California Environmental Quality Act (CEQA) assessment, pre-bid activities, construction management and construction activities associated with the Stoneview Park project in an amount not-to-exceed \$5,250,000 subject to the project being performed by DPW employees or by contractors retained by DPW in compliance with standard County contracting requirements.


Chair

AYES: Vanderberg, Greene, Wicker, Ridley-Thomas

NOES: none

ABSENT: none

ABSTAIN: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Baldwin Hills Regional Conservation Authority, duly noticed and held according to law, on the 28th day of November, 2012.

Date: 11/28/12



Executive Officer

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Baldwin Hills Regional Conservation Authority, duly noticed and held according to law, on the 28th day of November, 2012.

Date: 11/28/12



Executive Officer

RESOLUTION OF THE COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
APPROVING THE APPLICATION FOR GRANT FUNDS FROM
THE BALDWIN HILLS CONSERVANCY
FOR PROPOSITION 40 FUNDING FOR THE
STONEVIEW NATURE CENTER

WHEREAS, the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40) in March 2002, which among other uses, provides funds to public agencies and nonprofit organizations for the acquisition, development, rehabilitation, restoration, interpretation and protection of land and creation of educational resources consistent with the statute creating the Baldwin Hills Conservancy, and

WHEREAS, the Baldwin Hills Conservancy has set forth the necessary procedures governing application for grant funds under the Proposition, and

WHEREAS, the Conservancy's procedures require the Department of Parks and Recreation to certify, by resolution, the approval of the application before submission of said application(s) to the Conservancy; and

WHEREAS, said application contains assurances that the Department must comply with; and

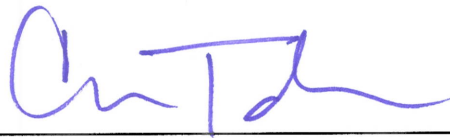
WHEREAS, the Department will enter into an agreement with the Conservancy to provide funds for acquisition and development projects.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS HEREBY:

1. Approves the filing of an application with the Baldwin Hills Conservancy for Proposition 40 Funds in the amount of \$5,000,000 for the above project, and authorizes the Director of the Department of Parks and Recreation, or his designee, to prepare, execute and submit all documents that are required to accept the grant funds; and
2. Certifies that the Department of Parks and Recreation understands the assurances and certification in the application form; and
3. Certifies that the Department of Parks and Recreation has or will have sufficient funds to operate and maintain the project in perpetuity; or has the right to assign maintenance to another agency.
4. Authorize the Department of Parks and Recreation, or his designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to applications, agreements, amendments, payment requests and deed restrictions, which may be necessary for the completion of the aforementioned project.


The foregoing resolution was adopted on the 5th day of March, 2013, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

JOHN KRATTLI
County Counsel

By 
Christina Salseda



COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. 600
NO.

DEPARTMENT OF PARKS AND RECREATION

~~February 5, 2013~~

March

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2012-13

4 - VOTES

SOURCESUSES

PARKS AND RECREATION
STONEVIEW NATURE CENTER (2)
A01-CP-94-9923-65043-70007
REV.: OTHER GRANTS AND CONTRIBUTIONS/CP
INCREASE REVENUE \$5,250,000

PARKS AND RECREATION
STONEVIEW NATURE CENTER (2)
A01-CP-6014-65043-70007
CAPITAL ASSETS - BUILDING AND IMPROVEMENTS
INCREASE APPROPRIATION \$5,250,000

SOURCES TOTAL: \$

5,250,000


USES TOTAL: \$

5,250,000

JUSTIFICATION

THE APPROPRIATION ADJUSTMENT IS NECESSARY TO PROVIDE SUFFICIENT FUNDS FOR THE STONEVIEW NATURE CENTER PROJECT, CAPITAL PROJECT NO. 70007.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES


AUTHORIZED SIGNATURE Sabra White, CEO Manager

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

33

MAR 5 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

Karen Shikama

B.A. NO.

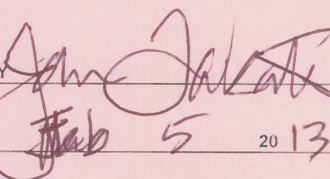
065

Jan 18 20 13

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY


Feb 5 20 13

SEND 6 COPIES TO THE AUDITOR-CONTROLLER